

VILLAGE OF KEY BISCAYNE  
88 WEST MCINTYRE STREET  
KEY BISCAYNE, FL 33149

ZONING ORDINANCE REVIEW COMMITTEE

THURSDAY, MAY 28, 2009 8:30 A.M.

BUILDING, ZONING, AND PLANNING DEPARTMENT  
CONFERENCE ROOM, 2ND FLOOR ROOM 250

AGENDA

1. Attendance
2. Approval of Minutes: May 7, 2009 and May 11, 2009
3. Review of Proposal Based on Approved Consensus Points and Discussion Points (document will be forwarded to you on Wednesday. Staff and Chair are working on an outline to permit the Committee to vote on each Consensus and Discussion Point and then move to create an ordinance for the next meeting).
4. Public comment
5. Next Meeting Date:
  - a. Agenda Items Recommended by Committee
6. Adjournment

Minutes: May 11, 2009

1. The meeting was called to order at 8:36 a.m.
2. Attendance was recorded by Staff.
3. Consideration of the May 7, 2009 minutes deferred to the next meeting as there was no quorum.
4. The Committee heard from many of the 35 residents who reside Holiday Colony. The main theme of the comments related to their determination that the Sonesta project is not compatible with the single family homes in Holiday Colony. Incompatibility was expressed in terms of

the Master Plan, Zoning Ordinance, height, massing, density and location of the high rises in close proximity to the homes.

Among the residents, there was a consensus that the western edge of the development should have structures no higher than that which is allowed under single family regulations (35 ft.), as the project progresses eastward the height should increase to a maximum of 150 ft., the use of the property for a park was preferred, the square footage of the new development should be no more than the current development, the ZORC should focus on zoning issues and let the market determine the financial implications, that E. Heather Drive and Sonesta Drive frame the Holiday Colony homes and that these streets should be redesigned to protect and to buffer the homes from traffic and noise, 7 of the 35 residents said a hotel was the best use of the property, that the FAR should be reduced, and height was the most important concern, and that the project was too big. There were also concerns about security, the condition of the property, and the status of the project. A representative from the Silver Sands (Martha Castella) attended the meeting and voiced her concerns regarding the implications of the ZORC recommendations and the high rise nature of the Sonesta property.

Several ZORC members commented that although zoning is their primarily focus, that is very difficult not to consider the financial and legal implications of their work, they should focus on what is feasible and reasonable use of the property, the work also impacts the Silver Sands property which has development limitations due to the location of the Coastal Construction Line (CCL).

The Chair called for the next meeting to be set on Thursday, May 28, 2009, 8:30 a.m. in the BZP Conference Room.

5. The meeting adjourned at 10:22 a.m.

6. Respectfully Submitted

Jud Kurlancheek, AICP, Director

Building, Zoning, and Planning Department